

Single Family Residence **RESIDENTIAL**

6528 POWDER RIDGE DR

ROCKLIN, CA 95765

\$598,779 TopHap Estimate · \$296 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,021 ft²

LIVING AREA

0.13 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$599K

\$575K low

\$623K high

Last Sale

\$400,000 · Oct 12, 2018

Est. Owner Equity

\$304,779

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$5,746 (2025)
Assessed Value	\$457,623
Previous Assessed	\$448,651

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	59 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 20, 2020	Financing	Intrafamily Transfer			\$294K
Oct 5, 2018	Resale	Grant Deed	\$400,000	\$198	\$300K
Jul 9, 2015	Resale	Grant Deed	\$379,000	\$188	\$130K
Sep 28, 2011	Resale	Grant Deed	\$261,000	\$129	\$267K
Apr 15, 2008	Resale	Grant Deed	\$312,500	\$155	
Feb 6, 2008	Non-arms-length	Trustees Deed	\$354,450	\$175	
Feb 27, 2006	Financing	Intrafamily Transfer			\$106K
Mar 6, 2006	Resale	Grant Deed	\$530,000	\$262	
Dec 14, 2004	Quitclaim	Quit Claim Transfer			
Dec 14, 2004	Financing	Grant Deed			\$155K
Aug 30, 2002	Resale	Grant Deed	\$258,000	\$128	\$206K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rock Creek Elementary School	Elementary	KG–6	0.1 mi
Spring View Middle School	Middle	7–8	2.3 mi
Whitney High School	High	9–12	2.7 mi

District: Rocklin Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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